

Minutes for Indian Ridge HOA

Date: Monday, March 25, 2024

Time: 6:30pm

Place: Woodcrest Fire Department

Minutes: Submitted by Sarah Wayland

Attendance:

Board Present: Scott Stuart, Sarah Wayland, KoKo Barber, Brooke Wood, Tim Deimund, Katie Hilton, Marty Lundy, and RJ Hamilton

Absent: Allie Gellerman

Financial Report:

Currently 9 residents with past due HOA dues. Quarterly budget will be posted to the website.

New Business:

John Tipps is requesting a small donation from residents who would like to donate to put a flag pole at the Simmons and Anderson gate entrance. The Board and residents in attendance at the meeting would like to put out a vote to the community to see if this something that the community would be interested in. If so this is an item that should be added to the CCR's to maintain in the future.

Only seventeen votes were received online from Phase 1 and Phase 2 residents and not enough residents at the meeting in person to vote on the Bylaws and CCR's. Per the current Bylaws a 2/3 approval vote is needed to move forward. The Board was unable to move forward with a vote at the meeting.

Open Forum:

Regarding the CCR's: Parking - the way parking is written in the CCR's it reads that residents will get fined for leaving RVs, trailers, boats, etc. parked anytime on the owners driveway. The CCR's need to have specific dates of how long RV's, trailers, boats, etc can be parked on the driveway.

Regarding the CCR's - a CCR Committee meeting was held back in August/September 2022 to type up the new CCR's, but the CCR's on the website are not the same as what the committee typed up. The proposed CCR's document from this committee will be posted to the website. Residents can click on "contact us" on the website and post their questions and concerns for the Board to review. We will give 30 days for residents to review this document.

Regarding the Developer - residents are concerned on how we hold Dan accountable for not following the current CCR's for Phase 3 and Phase 4. There is also existing problems with Phase 1 and Phase 2 that Dan has not taken care of. The Board's suggestion is Phase 3 and Phase 4 are not allowed under the HOA until Phase 1 and Phase 2 issues are resolved.

Regarding the Developer - The new "Guthrie School" phase is underway and residents would like construction trucks to be rerouted to a construction entrance off Charter Oak or another entrance off Anderson Rd and not go through Phase 1 entrance. The Board will speak with Dan about this.

Regarding Phase 3 - Phase 3 currently pays HOA dues, but can not vote, why? Per the Board Dan still owns the HOA in Phase 3 and Phase 4. Dan has the final say on what is and is not allowed in those phases.

Regarding HOA funds - all HOA dues are in one account from Phase 1, Phase 2, Phase 3, etc.

Regarding Landscaping - Modern Environment would like to pick 2 islands to start landscaping on. The Board will get 2 other bids from landscape companies to compare with Modern Environment's pricing.

Adjourned: 7:51pm